

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Peri-urban use zone to Industrial use zone/Manufacturing use zone in Sy.No.116/A/1 of Julkal (V), Sangareddy (M), Medak District to an extent of 5057.80 Sq.Mtrs - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 25.

**Dated: 09.01.2015.
Read the following:-**

1. From the M.C., HMDA, Hyderabad Letter No.101281/MP1/Plg/HMDA/ 2013, dated 06.07.2013.
2. From the Commissioner of Industrial, Hyderabad Lr.No.29/1/2013/15412, dt:13.12.2013.
2. Govt., Letter No.16001/I1/2013-2, MA & UD (I1) Department, Dated: 05.02.2014.
3. From the MC, HMDA, Hyderabad Letter No.101281/MP1/Plg/HMDA/ 2013, Dt: 20.02.2014.
4. Govt.Memo.No.16001/I1/2013-3, MA & UD (I1) Department, Dated: 04.03.2014.
5. From the MC., HMDA, Letter No.101281/MP1/Plg/HMDA/2013, Dt: 17.07.2014.
6. Govt. Lr.No.16001/I1/2013-4, MA & UD (I1) Department, Dated: 08.08.2014.
7. From the MC., HMDA, Letter No.101281/MP1/Plg/HMDA/2013, Dt: 28.10.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan, 2031 issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.136, Part-I, dated 20.03.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,43,461/- (Rupees three laksh forty three thousand four hundred and sixty one only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Metropolitan Development Plan, 2031 as required by sub-section (3) of the said section.

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VARIATION

The site in Sy.No.116/A/1 of Julkal (V), Sangareddy (M), Medak District to an extent of 5057.80 Sq.Mtrs, which is presently earmarked for Peri-urban use zone in the Notified Metropolitan Development Plan, 2031 is now designated as Industrial/Manufacturing use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall handover the area affected due to master plan road free of cost to the local body.
13. that the applicant shall follow the conditions mentioned in the consent order issued vide No.SRD-321/PCB/ZO/RCP/CFE/2012, dt: 17.01.2013.
14. that the applicant shall obtain the building permission through single window system from the HMDA.
15. that the applicant shall pay of 33 1/3 % compounding fee both for land use conversion charges and construction charges for constructing industries without obtaining prior permissions.
16. that the applicant shall obtain Requisite NOC's from the concerned Departments.
- 17.that the applicant shall comply with the condition verified in G.O.Ms. No. 168.

18. that the applicant shall getting all clearances/approvals from various regulatory Departments/Local Bodies for the proposed line of activity before taking up Civil Works of the unit and also subject to fulfillment of the conditions laid down by Metropolitan Commissioner, HMDA, Hyderabad.
19. that the applicant shall follow all conditions mentioned by APPCB in their consent letter.
20. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Sy.No. 116/P of Julkal Village.
SOUTH	:	Existing 100'-0" / 30 Meters BT road.
EAST	:	Sy.No. 116/P of Julkal Village.
WEST	:	Sy.No. 116/P of Julkal Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medak District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER